

**County of Loudoun**  
**Department of Planning**  
**MEMORANDUM**

**DATE:** December 16, 2009

<b>TO:</b>	Building and Development, Zoning	Marilee Siegfried	MS 60
	Office of Transportation Services	Terri Smithson	MS 69
	Planning, Comprehensive	Cindy Keegan	MS 62
	Virginia Department of Transportation	Tom Van Poole	MS 00
	Board of Supervisors	Andrea McGimsey	MS 01
	Planning Commission	Chris Brodrick	MS 62

**FROM:** Ginny Rowen  
Project Manager

**RE:** **ZRTD 2009-0003**  
**Steeplechase Sportsplex**

**COMMENT**  
**DUE DATE:**

**January 15, 2010**

(Note: Please provide referral comments, one paper copy as well as one electronic copy to [gabby.rowen@loudoun.gov](mailto:gabby.rowen@loudoun.gov) by the due date. If you have any questions, please contact me at 703-771-5590.)

Please find the enclosed information for your review:

1. Information Sheet
2. Statement of Justification dated November 10, 2009
3. Traffic Statement - BOS Action Item (OTS, VDOT)
4. Plat revised through December 10, 2009

**ZRTD 2009-0003**  
**Steeplechase Sportsplex**

**APPLICANT:** Steeplechase Sportsplex LLC  
Barry Gudelsky  
12071B Tech Road  
Silver Spring, MD 20904  
301-622-5272  
bgudelsky@comcast.net

**OWNER:** Same as Applicant

**REPRESENTATIVE:** Walsh, Colucci, Lubeley, Emrich & Walsh PC  
Andrew A. Painter, Esquire  
One East Market Street  
Leesburg, VA 20176  
703-737-3633  
apainter@ldn.thelandlawyers.com

**PROPOSAL:** A Zoning Map Amendment to convert from the 1972 Zoning Ordinance PD-IP to the Revised 1993 Zoning Ordinance PD-OP.

**PROPERTY LOCATION:** 21610 Atlantic Boulevard, Sterling VA 20166

**TAX MAP/PARCEL:** Tax Map— /80//20////12/ MCPI— 031-46-0125-000

**PROPOSED ZONING:** PD-IP (under the Revised 1993 Zoning Ordinance)

**SURROUNDING ZONING/LAND USE:**

<b>NORTH</b>	PD-IP	Keynote / Commercial
<b>SOUTH</b>	PD-IP	Business / Commercial
<b>EAST</b>	PDH-6	Business / Commercial
<b>WEST</b>	PD-IP	Business / Commercial

**ELECTION DISTRICT:** Potomac